150 HOUSES FOR SALE

WESTERN
HOMES LTD.
611 YATES STREET

BE MODERN
BUY A NEW ONE
City—Oak Bay Border

3-bedroom de luxe bungalow. Drive-in garage. Plenty of extras. Yours for only

$13,000

$3,000 down handles. Balance as rent. Call George Clark, Western Homes Ltd., phone EV 2-2137, res. EV 2-3453.

MY MAMA DONE TOLD ME SON
This Is Your Chance To Get That Advance

So buy that home of your heart on Oak Bay Ave. A very nice 10-yr-old 4½-room bungalow with dining room, garage, Oil-O-Matic heat and at a low price only **$11,000**
Your down payment may handle. Phone G. A. Clark, Western Homes Ltd. EV 2-2137 EV 2-3453.

PAT BAY HIGHWAY

5-room fully modern bungalow. Plus finished rumpus room and a den in basement. 1.6 acres just a short hop from Royal Oak. Phone George Clark, Western Homes Ltd. EV 2-2137, res. EV 2-3453.

Immediate Possession

3 bedrooms, full basement, living room with fireplace, cabinet kitchen and dining room. Oil-O-Matic heat; on treed lot, close to schools and transportation and on sewer. Try your down payment. Full price **$13,000**
Very easy terms. Howard Blake, EV 2-2137, res. EV 2-6719.

NO STEPS MUST SELL

Smart 4-room bungalow. Duroid roof. Comprises living room, cabinet kitchen with range included, Pembroke bathroom, 2 very nice bedrooms. Whole house in excellent condition inside and out. Insulated, separate garage. Lot 50'x105', all fenced. Taxes $91.56 less $28 (1958). On sewer, close to schools, bus. An ideal low-priced home. Must be cash. This type of home is very much in demand, so hurry. Full price only **$5750**
Cliff Green, GR 9-3750; Roy Smith, GR 7-3549, or office, EV 2-2137.

ESQUIMALT 5 MODERN ROOMS PLUS
Suite for the Folks

Twelve-year-old stucco bungalow in one of the better areas of this popular district. Comprises thru hall to spacious living room with fireplace; dining room and cabinet kitchen, wired; 2 twin-size bedrooms, 4-pc Pembroke bathroom. Concealed stairway to upstairs with space for 2 rooms. Full high cement basement has 2 bright rooms for Mom and Dad with kitchenette, bathroom and their own private entrance. Auto oil A/C furnace. Auto elec HW heater and drive-in garage. Large level lot, nicely landscaped. About ½ cash to handle. Priced for a quick sale at **$12,950**
Phone N. Thornber or S. Evans, EV 2-2137, eves. GR 9-1853, EV 5-3533.

$1000 DOWN NEW NHA

Completion in 10 days on this three-bedroom, full basement bungalow in Saanich.
Price **$13,650**
Mr. Evans, EV 2-2137. EV 5-3533.

BUILD N.H.A. NO DOWN PAYMENT

Use the equity in your home, property or mortgages. For full particulars phone Howard Blake, EV 2-2137, res. EV 2-6719.

RANDALL'S LIMITED

DUPLEX HOME AND REVENUE

BURNSIDE AREA, close in, one year old. Has three bedrooms, living room, dining room, large cab. elec. kitchen, Pembroke bath, level walk-in basement suite, self-contained, $70. Drive-in garage, oil heat. Account of illness this was greatly reduced to **$15,000**

$1000 DOWN 4 ROOMS

QUADRA WAY, neat white siding bungalow, 10 years, cab. kitchen, oil range, living room, with heater; two nice bedrooms, utility room, nice lot, separate garage. Balance $65 per month. Good buy for a home or investment for rental purposes.
Price **$5950**
On two above please call
Mr. Davis, eves. EV 4-8614

$9950 JUBILEE AREA

Stucco bungalow with three bedrooms, living room with fireplace, separate dining room, full basement, separate garage, black-topped driveway, new wiring. New roof. Good terms to reliable party.
For further information, Ken Lowndes, eves. GR 8-2151

$12,800 NEW VIEW ROYAL

This bungalow will be finished by March 1—has three bedrooms, large living room with dining room area. Full basement, oil package heat. Terms $3,500 down.
On two above, please call
Mr. Lowndes, eves. GR 8-2151.

MOUNT TOLMIE $8950

A really lovely stucco bungalow, built 2 years, 20-ft. living room with fireplace, 2 nice bedrooms, oak floors throughout, 4-pc Pembroke bathroom, large cabinet electric kitchen and utility room, oil furnace, attached garage with black topped driveway, on 65-ft. lot. Can be seen by appointment only.
Exclusive agent—Mr. Sudbury, eves. GR 9-1906

PLAYFAIR PARK

Superior stucco bungalow built 2 years, with 1,550 sq. ft. living space. Living room 23 ft. long with fireplace, family size dining room thru hall, oak floors, three large bedrooms, 4-pc Pembroke bathroom, cab elec kitchen with bright nook and large utility room. Full basement, auto oil heat, on sewer, attached garage with extra room above that could be finished as fourth bedroom. This home is on a 75-ft. lot and is priced at **$18,900**
with very good terms.
Call Mr. Sudbury, eves. GR 9-1906

GEORGE RANDALL LTD.
1309 Douglas St. Phone EV 4-8109

Ker & Stephenson Ltd.

NHA 3 Bedrooms Full Basement Oil Heat Drive-in Garage As low as $440 cash

BUILT ON YOUR OWN NHA APPROVED LOT MONTHLY PAYMENTS ON NHA MORTGAGE APPROX $73.88
For full information please call
BERT DAYKIN
Phone EV 5-3411 or EV 2-0255

LOW DOWN PAYMENT
IMMEDIATE POSSESSION
1839 Kings Road

5 rooms, large garden, fruit trees. Oak Bay border. For particulars Please phone A. L. Wagner, EV 5-3411. J. H. Ford.

GLANFORD FOR ONLY $11,850

You can own this attractive 2½-year-old bungalow with every convenience for comfortable living. This well-kept home has a lovely "L" shaped living and dinig room with fireplace, two bedrooms, cab kitchen, 4-pc bathroom, full cement basement with recreation room almost completed. Oil heat and drive-in garage.
For further information call Mr. Lemmon at EV 5-3411 anytime.

OAK BAY BUNGALOW

LARGE LIVING ROOM WITH FIREPLACE AND UNIQUE DINING AREA WITH OAK FLOORS. TWO SPLENDID BEDROOMS. PEMBROKE BATHROOM. ELECTRIC KITCHEN AND UTILITY ROOM. AUTOMATIC HEAT. COPPER PIPE AND LOVELY SMALL GARDEN. A VERY ATTRACTIVE INSULATED 12-YR-OLD COTTAGE IN SPLENDID CONDITION NEAR GOLF LINKS. QUICK POSSESSION.
PRICE **$11,900**
EV 5-3411 E. J. FATT EV 3-6536

HI QUADRA
A Miniature Estate
City Convenience

$12,600

BEAUTIFUL PARKLIKE SURROUNDINGS. MAGNIFICENT OAKS. WELL-KEPT LAWNS, SHRUBS CHARM OF AN OLDER TYPE RESIDENCE (2 STOREY) WITH SIDING EXTERIOR, STONE PORCHES AND FOUNDATION WALLS. SPACIOUS LR. FAMILY DR. MODERNIZED KITCHEN. DOUBLE PLUMBING. 3 BEDROOMS. BASEMENT. OIL FURNACE. DOUBLE GARAGE. EXCELLENT CONDITION. AN ILLUMINATED BLACKTOP CURVED DRIVEWAY. GOOD TERMS AT A SLIGHTLY HIGHER PRICE.
EV 5-3411 Mr. Vallance GR 7-1917
EV 5-3411 Mr. Nichols GR 7-3089

EXCLUSIVE 3933 PRESTWOOD
(LAKE HILL)

This 3-bedrm bungalow, situated in a lovely secluded garden, close to schools, transportation and shopping, makes a very desirable home for a man and his family. Full cement bsmt. with oil heat, has ample room for workshop. Can be purchased for very reasonable terms.
Price **$14,500**
J. H. Ford, EV 5-3411, Larry Wagner

4-BEDROOM NHA

Only $1,900 down for this new bungalow at Pear and Cedar Hill. Nearing completion. Total cost **$14,850**
Including lot and mortgage fees. A real chance to buy a lot of accommodation at a bargain price. One only available.
EV 5-3411
Larry Wagner, GR 7-2989.

OAK BAY EXCELLENT VALUE

Situated north of the Avenue this well kept, attractive stucco bungalow should definitely be on your "must see" list. Through hall to large living room, guest size dining room, three nice bedrooms, excellent kitchen, utility room. Full bright basement. Oil heating. Splendid garden. DON'T MISS THIS OPPORTUNITY! Price **$16,500**
Exclusive Listing.
Please call EV 5-3411 and ask for Mr. Wagner, Mr. Ford or Mr. Speed

UPLANDS
4 Bedrms, 3½ Bathrms

Artistic home in beautiful landscaped garden. Easily maintained and in beautiful condition. Ent. hall, powder room, den with FP. Large living room with FP. Smart dining room area, electric kitchen and utility room. 2 bedrms each with bathrm on split level. 2 more bedrms with another bathrm on the lower level. Large rumpus room area with FP in basement. Auto-oil heat, double garage, near beach and school. Ideal for a growing family. View by appt. please.
Price **$40,000**
EV 5-3411 Mrs. Harvey EV 4-3149

Architectural Masterpiece on 3 ACRES

This is the property for the man who has everything and new wants the house to go with it. Delightful entrance (no steps); living room, 26x18; dining room, 16x13; den with fireplace; 3 spacious bedrms; three bathrooms; splendid, modern kitchen—all on one floor. Basement, G-E heating plant. Three-car matching garage. You won't believe this exists until you see it. Price **$55,000**
Exclusive agents.
Mr. Speed at EV 5-3411 anytime.

KER & STEPHENSON LTD.
Member Multiple Listing Bureau
908 GOVERNMENT STREET

RITHET Consolidated Ltd.

THE INTRIGUING DUTCH DOOR SAYS "WELKOM"

And then the whole house makes you feel you would like to stay. The living room is flooded with sunlight by day and softly and warmly by indirect lighting at night. There is a lovely granite FP, panelled wall and built-in bookcases. The DA has corner windows and french doors to sundeck and the beautiful color scheme is carried through to the convenient kitchen. Two very nice bedrooms, 4-pc bath and a large utility complete the main floor. The bsmt. with gleaming painted floor has beautifully finished recreation room with FP, work shop space, room for another bedroom, shower and toilet installed. Oil heat, attached garage. Perfect small garden, fruit trees. Close-in location and near all services. We are proud to present this home and we urge you to

HURRY!
DON'T BE TOO LATE!

Full price **$15,750**
MRS. LAVENDER
EV 2-4251 EV 5-6327

FULL PRICE $9500

Comfy, older home in good district. LR on front of house has glassed-in sunroom, a protection from winter winds, a delight in summer sun. Den has FP, 2 bedrooms, elec kit, auto oil heating, fenced yard, fruit trees. Near Catholic school.
QUEENIE HADDOW
EV 2-4251 EV 4-3923

REVENUE QUADRA

Good solid 3-room home, excellent up-and-down duplex. Close to all conveniences. Only **$15,000**
MRS. ANDERSON
EV 2-4251 EV 4-3923

TWO

Very nice 4-room nearly-new bungalows. Full bsmts., oil heat, drive-in garages. Very good terms on both.
No. 1 ..... **$10,500**
No. 2 ..... **$11,750**
MRS. LAVENDER
EV 2-4251 EV 5-6327

NO STEPS—$2000 DN ABOUT 10 YRS OLD

In Oaklands area, 4-room stucco bungalow. Has nice living room, fireplace, large kitchen and dining space. 2 bedrooms and 3-pce bath. Level lot, good soil, low taxes. Close to bus and stores. Full price **$7975**
Terms $2,000 down and $75 per mo.
J. LINDAL H. HOOPER
EV 4-9879 or EV 2-4251 EV 5-9080

7 ROOMS $1500 DOWN

Close-in Fairfield, has living room, family-size dining room, real large cabinet electric kitchen, big bedrm, bathroom, utility on main floor. 3 bedrooms up. Full basement, good economical heating system. Walking distance to town, close to everything.
Full price **$9500**
$1,500 down, $60 month.
J. LINDAL H. HOOPER
EV 4-9879 or EV 2-4251 EV 5-9080

CITY BROKERAGE
1018 Blanshard EV 4-3022

OAK BAY

Just a few steps from the beach, south of the Avenue, this attractive stucco bungalow has charming living room, small dining room, electric kitchen, 1 bedroom, den and bathroom on main floor, with hidden stairway leading to two connecting rooms upstairs—just ideal for in-laws or for family use. Automatic heating. Separate garage. Small but secluded garden with patio. Bus and store are just close by. This is a wonderful buy at **$10,990**
ONLY
Mrs. Fulton, EV 3-1953 weekends.
Exclusive listing.

OAK BAY A Modern Beauty!

See this beautiful home, built to owner's specifications just 3 years ago, close to the beach and with lovely sea view. To see this is to want it!!
Full price **$19,990**
Mrs. Fulton, EV 3-1953 weekends.
Exclusive listing.

UNIVERSITY Home With Suite

Lovely modern 3-bedroom bungalow with 2-room basement suite. Oil-O-Matic heating. 5¼% mortgage. An excellent buy at ONLY **$14,500**
Mrs. Fulton, EV 3-1953 weekends.

JOHNSTON'S
ESTABLISHED 1903
1306 BROAD STREET EV 5-2471

OAK BAY SEA VIEW

Here is your opportunity to buy a home in Victoria's finest residential area. The setting is ideal, a larger-than-average lot, beautifully-landscaped with a choice variety of shrubs, fishpond, and sprinkler system. You also have a large brick barbecue with patio. This is a home your family would be proud to own. Because it needs some modernizing, we will accept a low down payment of $3,000 and balance on reasonable monthly payments. To view this magnificent setting, dial EV 2-6767 or EV 5-2471.
C. A. James.

OUTSTANDING VALUE GORGE AREA

CLOSE TO TRANSPORTATION 2 bedrooms, auto heat, drive-in garage and enough appliances to start housekeeping included. $2,500 will move you in. This will sell today. Call TED CHARTRES, EV 5-6741 or EV 5-3508. Northwestern Securities of Victoria Ltd.

"FISHERMEN"
BEST BUY IN THE BAY

Ship-shape in all respects and right handy to your home port. Spacious six-roomer with full basement and new Oil-O-Matic heat. **$9500**
On YOUR terms. Please call JIM GOLBY now at EV 5-6741 as this bargain won't last. Northwestern Securities of Victoria Ltd.

BYRON PRICE
1314 QUADRA STREET

BRAND NEW SPLIT LEVEL HOME ON ROCKLAND AVE.
FULL PRICE $18,900
$6,200 WILL HANDLE
MONTHLY PAYMENTS $83

This is a home which has everything you could desire: 2 twin-size bedrooms, walk-in clothes closets; large living room with slate FP; lovely completed room on lower level with separate 3-pce bathroom. For appointment to see call Al Vizard, EV 5-2458.

ESQUIMALT $1750 DOWN 3 BEDROOMS

This cosy 3-bedrm home with auto oil heat, fully insulated, offers economy living, taxes only $78. LR with electric fireplace and newly-sanded floors, large electric kitchen with sep dining area, plus utility. Separate garage with paved driveway. Close to schools and transportation. This house priced at $7,950 won't last long. Contact M. Duff or N. Krienke, EV 5-2458.

N.H.A. LOT

Large lot with beautiful view, close to Solarium. Only $1,250. Terms possible. Phone EV 5-2458, S. Paterson, EV 5-8592, or G. Marshall, GR 9-2725.

OAK BAY OLIVER ST. $10,900

Older-type family home having large living room and dining room. Family-sized kitchen. Has three bedrooms, 4-pce bath with extra plumbing in basement. Oil heat. Lot 50x120 with 6 fruit trees. Separate garage. For appointment to view call Sam Paterson, EV 5-8592; Gordon Marshall, GR 9-2725, or office, EV 5-2458.

LANGFORD DISTRICT

This fine home has 1,120 sq. ft. of living space. L-shaped living room with fireplace; has 3 bedrooms, colored fixtures in bathroom, cabinet electric kitchen, plumbed for auto washer, copper hot water tank, full cement basement, oil furnace, drive-in garage with steel overhead door. Exterior 2-tone stucco. Lot 72x128. Taxes $146.67. Close to school, shopping and transportation. Terms **$10,950**
Exclusive. Charles Giddy, phone EV 5-2458, res. EV 4-1890

HERE'S THE HOME FOR Professional or Executive

This beautiful home is situated in the heart of better homes and, in a district that is always in great demand. Only 3 years old.
Extra wide thru hall with wall-to-wall 2-storey bonded flat roof, double car port. Blacktop drive.
MAIN FLOOR
LIVING ROOM on front 15x20 with fireplace, wall around fireplace mirrored from floor to ceiling, oak floors.
DINING ROOM 14x13 will take full dining room suite, built in china cabinet in form of bar. Sun balcony off of dining room entered thru sliding plate-glass door.
KITCHEN 13x15, very elaborate all steel American design.
DEN 9x10 with wall-to-wall.
REC ROOM 23x15. Tiled floor.
BATH, 2-pce with vanity, and walls tiled.
SECOND FLOOR
MASTER BEDROOM 13x16½ with 3-pce vanity plus separate shower and sun deck off of bedroom.
11x13 bedroom.
11x13 bedroom.
BATHROOM, 4-pce with vanity and also tiled walls.
BASEMENT
Part basement. Oil-O-Matic heat.
EXTERIOR. Cedar siding with flat bonded roof.
GROUNDS. Patio at rear, small greenhouse, fish pools, rockery in natural formation, one of the outstanding homes in Victoria, terrific view of water and mountains. Only one of its kind in Victoria, underground sprinkler system, built by master craftsman, close to town, schools and transportation. Rental district. Terms may be arranged.
DOUBLE CAR PORT. LOT SIZE 212x100.
Full price **$31,500**
Please contact Mr. Howard Blake who will make arrangements for a personal inspection. Phone EV 2-2157. Res. EV 2-6719.

WESTERN HOMES LTD.
611 YATES ST.

NHA NHA NHA
Low Down Payment
Large and Oak-Studded Lots
Post and Beam Construction

In conjunction with an outstanding contractor and moving into 1960 we offer for the first time these de luxe ultra-modern individual homes of character. Here is an opportunity to get away from the dull, plastered walls and stucco exterior. There are a large number of excellent plans available, or they can be designed to fill your needs. Split-levels, four-levels two-levels, Rancher. Floor area from 1,100 square feet up, square foot valuation excellent. Lots are well landscaped, oak trees, rockeries, close to bus and schools. For complete information on low down payment and details of plans
Phone Ed Saunders, EV 4-9438.
Sundays and evenings.

NORTHWESTERN SECURITIES OF VICTORIA LTD.
631 Yates St., Victoria, EV 5-6741.

GORGE AREA, AUTOMATIC OIL heat, $2,700 will handle. Buses, schools and shopping area close to this hard-to-get older home of 4½ rooms. Lot has excellent soil and is 80 x 300. Recently redecorated throughout, it has a good-size living room, two full-size bedrooms, large kitchen with eating space. Full basement, hot-air packaged oil furnace. Price of this house has been reduced to $7,400. Where can you do better? Contact I. V. Ed Saunders, EV 5-6741 (24-hour service), or EV 4-9458 Sunday and Monday. Northwestern Securities of Victoria Ltd.

PEMBERTON HOLMES, Ltd.
ESTABLISHED 1887
1002 GOVERNMENT EV 4-8124

LANSDOWNE SLOPE
Ideal for Retired Couple

This most attractive white stucco bungalow has spacious entrance hall, 15x18 living room with fireplace, hardwood floors. Large cabinet kitchen, two bedrooms, 3-pce bathroom. Basement, laundry tubs, hot air oil heat. New Duroid roof. A lovely home on a quiet street in a most desirable area.
FULL PRICE, ONLY **$11,000**
W. WOODLEY, EV 4-8124;
Res EV 4-3916

Waterfront EXCLUSIVE
COUNTRY LIVING
15 MINUTES FROM THE CITY

160' waterfront with 1½ acres. Seven-room compact house with oil furnace, extra plumbing in the basement. Hardwood floors. Cabinet kitchen, two bedrooms on the main floor and two upstairs with room for a possible third. Well-laid-out garden with flowering shrubs, small greenhouse, garage space for two cars. Marvellous view of the straits and adjacent islands.
Price **$18,900**
DOROTHY KIRKPATRICK,
EV 4-8124; eves. Keating 68 X

VIEW LOT LAKE HILL DISTRICT

All new homes in area **$1500**
Phone E. K. LANE, EV 4-8124;
Res. EV 2-5593

BOAT-WATCHERS AHOY!

Even if the CPR does close down, many other ships and yachts will pass beneath the windows of this roomy bungalow at Cadboro Bay. Very large LR, through hall, 3 bedrms, kit with DA, HW floors, FC bsmt. O-O-M heat and dr-in garage. Rumpus room nearly completed. THE spot to raise a distinguished family.
ASKING **$15,750**
MR. LOVE, EV 4-8124;
Evenings, EV 4-8056

5 SUITES INCOME $168 MONTH $2500 DOWN PARTLY FURNISHED

Partly furnished, 3-room self-contained suite can be owner-occupied. Reduced to **$11,950**
Act Now! Call JACK BROWN, EV 4-8124; res. EV 4-4976, or JACK MIDDLETON, eves. GR 9-4327

OAK BAY 3 BEDROOMS

Just a few doors from Victoria's best bus service, and built for those who like elbow-room, with full bsmt, stucco exterior, Duroid roof, secluded garden and a garage on the lane. Wired for range and domestic HW; through hall; Pembroke bath with vanity; good kitchen with sunny dining area; LR just made for evenings with a pipe and book. ALL THIS FOR **$12,600**
With reasonable down payment Days, please call EV 4-8124, Eves Mr. Jones, EV 3-3283; Mr. Love EV 4-6036.

OUTSTANDING OAK BAY S. QUICK POSSESSION

This most attractive older-type home in very good condition. Large LR (open fireplace), guest-size DR, cosy den (open fireplace), all with inlaid oak flooring, large kitchen, utility room, two large bedrooms; tiled 4-pc bathroom with vanity. LARGE BEDROOM UPSTAIRS. PLAY ROOM IN BASEMENT. HW auto stoker heating, garage, ENCLOSED SUN DECK FACING SOUTH. Lot 60x198. This is an exceptional buy.
$4,500 cash.
FIRM PRICE **$16,800**
THIS WILL REQUIRE QUICK ACTION. Appointment to view phone
MR. HEPBURN, EV 4-8124;
Res. EV 3-7039

OAK BAY A PICTURE IN BLACK & WHITE

Perfect for retirement, this pretty home offers the charm of a sunken living room with high arched Devonshire-type fireplace and the seclusion of a trim, easily maintained fenced-in garden. On a quiet location, with all facilities close at hand and 1958 taxes only $50 net, this is an ideal home for a couple wishing to live inexpensively **$11,500**
For appointment to view please phone EV 4-8124, MR. SIMPSON; Res. EV 5-7369

DUPLEX SIDE-BY-SIDE $12,950

Be the first to see this GOOD INVESTMENT. 2 bedrooms each side and complete with electric ranges, copper elec HW tanks and oil heating, lockup garages. Rent $70 each. OWNER PAYS TAXES, $100, and water ONLY. Immaculate condition throughout.
EXCLUSIVE LISTING
D. E. WILKINSON, EV 4-8124;
res., Sidney 652.

BUILD NHA LOTS AVAILABLE

Come in and discuss your requirements and obtain full information from JACK MIDDLETON, EV 4-8124, eves. GR 9-4327.

BY OWNER LANSDOWNE SLOPE

3-bedroom NHA bungalow, full basement, 4-piece vanity bathroom, automatic oil heat, all oak floors, fully landscaped and fenced. 5¼% NHA mortgage. Cash required to mortgage.
For full particulars apply owner.
PHONE EV 4-2834

PEMBERTON WOODS DISTRICT—$16,500, $3,300 down, N.H.A. financed, 4 months old, 1900 Richardson, corner lot, 3-bedroom bungalow, 1,230 sq. ft. Full basement, oil heat, drive-in garage; large mahogany cabinet kitchen; corner fireplace; 4-piece bathroom and vanity. Occupancy latter part of March. EV 5-8227 for appointment.

CADBORO BAY BUNGALOW, close to the stores, bus, church, Hobbs school and the beach. Living room, 2 bedrooms, den, kitchen and sun room. Full basement and hot water heat with oil. Lovely garden with fruit trees. View of the sea and mountains. Price $12,950. S. Hargrave Realtor. Ph. EV 4-9827 anytime.

$8,150 — OLDER-TYPE BUNGALOW in very lovely condition, near Haultain. Contains 5 large rooms and full basement. Must be sold. S. Hargrave, Realtor, EV 4-9827, anytime.

B.C. LAND & Investment Agency Ltd.
Our 96th Year in Real Estate

LANSDOWNE PARK ADJOINS GOLF LINKS

Very attractive ranch style bungalow located on a large treed lot and backing on the Uplands Golf Course. This fine home features: entrance and through hall, large living room-dining room with raised-hearth fireplace, smart electric cabinet kitchen with breakfast area and laundry facilities, 4-piece bathroom with vanity and 3 good-sized bedrooms. Open stairway with wrought iron railings to a full cement basement with roughed in plumbing and fireplace. Attached garage. Concrete driveway and walks.
Price **$21,400**
Call Mr. Hope EV 4-4115 anytime.

WOODBURN AVE. NEW—3 BR—DEN

Beautiful new bungalow backing on Uplands Golf Course. Vertical siding exterior, slate entrance hall to seven fine rooms! Built-in wall oven and counter-top range in the smart kitchen, wall-to-wall carpet throughout, sun-deck off dining room, full basement, drive-in garage. Many features in this fine home, including 2-pce lavatory off master bedroom. Offered for immediate sale, possession March 15.
Price **$25,500**
Exclusive Listing.
Call Mr. Vivian Bagshawe, EV 4-4115 anytime.

AN UPLANDS RESIDENCE

View sea and Olympics, 7 fine rooms, 3 bedrooms, 2 bathrooms and wash room, TV den. Superior construction. Beautiful garden. More particulars on request. Price **$36,000**

OAK BAY TUDOR

Charmingly located on a double lot with trees. Six rooms, 3 bedrooms. Near sea. Ideal for small family. Price **$19,500**
Call Mr. Vivian Bagshawe, EV 4-4115 anytime.

UPLANDS BEAUTY VIEWS AND CHARM

This fine 2-year-old home is offered here for the first time, and will be a pleasure to show you. Attractive brick and stucco exterior with attached double garage, ample grounds with oak trees. Interior — entrance hall to spacious living room, dining room and kitchen with all the latest features, plus large nook and utility area. View of Olympics and the sea. Two large bedrooms and beautiful bathroom. Open stair to lower-level entering into a delightful den or rec room with open fireplace. The entire basement is improved with a nicely-furnished bedroom, 3-pce shower bath, workshop and furnace room with Armstrong package oil heating plant. This home is first quality throughout and will bear the closest inspection.
Clear title. Price **$29,500**
View by appointment only.
Exclusive Listing.
Please call Mr. W. O. Cameron, EV 4-4115.

GORDON HEAD EXCLUSIVE NEW HOME UNDER CONSTRUCTION

Fine sea views, this beautifully located home consists of living rom, dining room, three bedrooms, cabinet kitchen with dining nook and 4-pce bathroom. Full high basement, oil HA heat. Double garage. Your inquiries invited. Price **$16,950**
With terms
Call Mr. J. Mackenzie,
EV 4-4115 anytime.

DE LUXE RANCHER WOODBURN AVENUE

Three bedrms, 2 bathrms, spacious elec kitchen, slate entrance hall. Mahogany panelled living room and dining area. No bsmt but over 1,500 ft. of beautiful living area with plenty of storage space and double car-port.
Full price **$22,500**
NHA mortgage $12,800 available.

DRIVE BY 3377 SALSBURY WAY

A Pollard-built home of character amongst the oaks on High Quadra. Consists of lge living room; sep dining room, Lge elec kitchen and 2 spacious bedrooms on main floor. Concealed stairs lead to upper floor which could give 3 more bedrms. Full bsmt, oil heat and dr-in garage.
Full price **$13,500**
With $4,000 down and good terms on balance. Exclusive listing.

1960 KINGS ROAD A REAL BUY

NHA-built, 5 yrs old, 3 bedrms, oak flrs, full bsmt with extra room. D-I garage. Stucco extr and Duroid roof. Near schools, trans and shops. All of this for **$10,950**
with good terms.
Exclusive Listing.
To view please call Allan McGillivray at EV 4-4115 anytime.

B.C. LAND & INVESTMENT AGENCY LTD.
922 Government St. EV 4-4115

Morey & Johnstone
REAL ESTATE
3244 DOUGLAS ST.

ESQUIMALT

FAMILY HOME—3-bedroom semi-bungalow, 25 ft. living room, completely modernized, set among expansive lawns. A must if you want to live in this popular area. Good terms.
Full price **$10,400**
Dial Mrs. V. Roberts
EV 5-8791 or EV 2-1988

N.H.A. $2000 DOWN

Brand new 3-bedrm home, close in and on sewer. Near schools and shopping. Thru hall, L-shaped LR and DR, cab elec kit with fan and other features. Oak floors, fireplace. FC basement with loads of room for rumpus. Very attractive home. If full down payment not available inquire anyway. George Hall, EV 5-8701.
Full price **$13,500**

Unobstructed View $1500 DOWN

We will build you a 1,089 sq. ft. 3-bedroom full basement home. Oil heat on this view lot for the full price of **$14,250**
which includes lot, legal fees, permits, house plans etc.
We have several nice house plans to choose from. To view a house now built, please call Ory Twamley EV 5-8701.

OAK BAY SOUTH—EXCLUSIVE
Family home in excellent location. Spotless condition, nice-size living and dining rooms, good kitchen with pantry, 3 bedrooms and bathroom up. Oil heat. Near schools and stores. About $2,500 cash will handle. Price $19,900. Mr. Jones at Jones & Scott, 382 Yarrow Building. Phone EV 3-3723. Res. EV 3-2292.

CADBORO BAY, $16,950. A BEAUTIful 3-bedroom contemporary home as featured in Western Homes Magazine. This is something different—not just a square box. Wonderful 3/5 mortgage. See this and you'll want it. Call Mrs. Fulton, EV 5-1953, The City Brokerage.

OWN YOUR OWN SUITE. FIVE-room co-op apartment, extra-large rooms. Youngstown kitchen, built-in features, some wall-to-wall carpet. Panoramic sea views. Elevator, janitor service, low maintenance. Owner, EV 2-3796.

5-ROOM BUNGALOW ON COWICHAN Street, new oil furnace just installed. Owner going back to eastern U.S. and must sell. Asking $12,950. EV 4-9827 anytime. S. Hargrave Realtor.

MODERN 4-ROOM BUNGALOW Langford district, close school and bus. Phone mornings, EV 4-5465.

Oak Bay Realty
FOR OAK BAY HOMES

GRACIOUS LIVING

Charming 5-room stucco bungalow in choice location, just off Beach Drive. Thru hall, large living room with fireplace, 12x12 dining room, smart electric kitchen with nook. 2 large bedrooms, extra panelled room in basement. Beautiful hardwood floors. Oil heat. Secluded back garden.
Full price **$16,800**
Call Hal Wright, EV 5-7707 anytime.

584 VICTORIA AVE. OAK BAY

Well-kept and recently decorated WHITE SIDING HOUSE, located in large garden on quiet street. Large living room. Separate dining room. 3 bedrooms plus. Spacious kitchen. Small sun room. Full basement. Modern auto oil heat. Electric hot water. Low taxes.
Full price **$16,300**
For appointment to view call B. J. Leverton, EV 5-7707, anytime.

QUALITY APPRECIATION

If you really appreciate quality in materials, construction and craftsmanship then you should make an effort to see this year-old 3-bedroom, 1½-bathroom rancher built on a large lot with sweeping ocean view. Extras include a large family room on the main floor, full basement, 2-car garage and large sun deck facing the water. Here is the space and grace usually found only in older houses, modelled to fit today's living needs. Excellent terms at **$23,500**
Early possession.
Call J. Mears, EV 5-7707 anytime.

SINGLE STOREY FAMILY HOME

Here is a three-bedroom bungalow on Londonderry Road. Only three years old, landscaping finished. Oil-O-Matic hot-air heat. Combination living and dining room. Very nice cabinet kitchen and thru hall. Full concrete basement and drive-in garage. Oak floors throughout. Terms can be arranged. Full price **$12,750**
Call R. L. Stiles, EV 5-7707 anytime.

QUIET, CONVENIENT AND COMFORTABLE

Just around the corner from Oak Bay Village shopping centre on Oliver Street. This 2-bedroom bungalow with its spacious airy rooms and Oil-O-Matic hot water heating is the type of home which has made Oak Bay famous as Canada's retirement centre. Beautifully proportioned well decorated rooms and a small secluded garden at the back make one of the neatest little homes we have seen for a long while **$12,600**
Call R. Reynolds, EV 5-7707 anytime.

CADBORO BAY

Just a stone's throw away from Victoria's finest beach and with a view of Victoria's finest bay. This 5-room white siding bungalow with a den in the basement is tremendous value for the asking price. Three bedrooms, living, dining room, bathroom and up-to-date kitchen. On a nice lot with fruit trees, all go to make a very cosy home.
Price only **$12,600**
Please call W. G. Curtis, EV 5-7707 anytime

MEARS & WHYTE Oak Bay Realty Ltd.
2188 OAK BAY AVE.

Saanich Realty
3943 Quadra GR 9-1195
Serving Greater Victoria and the Peninsula

YOU COULD JOIN THE NAVY

To see the sea—But I have the perfect 3-bedrm home with a delightful sea view. Almost new, lge LR with dining area, wall-to-wall carpeting. Attractive kitchen. Fireplace. Full basement. Roughed in rumpus room. Auto oil heat. Workshop, sun deck, drive-in garage.
Price **$19,400**
Please call GR 9-1195
Mrs. Williams GR 9-5192

TRANSFERRED

To Regina, 2-bedrm home, ideal for retired couple or small family. LR, kitchen, full basement. Fully insulated. Fenced corner lot. Bus at door.
Asking **$10,500**
Try YOUR offer.
Please Call
GR 9-1195 Harry Payne, EV 2-0334

FAIRFIELD

Cosy bung. Cedar shake siding. Corner lot. Choice area. Large LR with dining area, 2 bedrms, entrance hall. Elec kitchen, auto oil heat. Full basement with rec. rm. and tubs.
Fruit trees **$13,650**
Please call GR 9-1195
Mr. Nicholson, EV 5-7694.

HAYNES
YOU'LL WANT IT WHEN YOU SEE IT!

This attractive white stucco, low rambling ranch-type bungalow is not the usual type plan. Containing nearly 1,400 sq. ft. of floor area, it has entrance hall, large living room, dining room, two spacious bedrooms, den in knotty cedar, dining room, outside patio, very smart kitchen, basement, automatic oil heat with full insulation, breezeway connecting garage to house and situated on a half acre lot partly landscaped. All windows are supplied with venetian blinds and installed in kitchen is the automatic washer and electric range built in to counters for convenience. Quiet location near Cedar Hill Crossroad.
Price **$16,500**
Please ask for W. Jones, EV 3-8303 Evenings
Arthur E. Haynes Ltd., 739 Fort St. EV 3-3823

$1000 DOWN

Neat, white siding bungalow, 10 yrs. Cabinet kitchen, oil range, living room, oil heater, two nice bedrooms, utility room. Sep. garage. Balance $65 month. Really good buy for home or investment. Price **$5950**
Mr. Davis, Geo. Randall Ltd., EV 4-8109; Eves., EV 4-8614.

HAVE KIT BAG, MUST TRAVEL. Two homes for sale. If cash to mortgage, $9,500. High Quadra. Pay $55 rent at a $100. $6,300, James Bay, pay $33 principal, interest, taxes. Rent at $80. Call owner, EV 5-4878, 145 Michigan.

PRIVATE SALE — TWO-YEAR-OLD fully-modern 3-bedroom bungalow, 1,340 square feet. Large landscaped lot, 60x120. Choice location near Rockland. $17,000. 1277 Revercomb Place. HV 2-6772.

$6,600. 3-YEAR-OLD BUNGALOW within an easy walk of downtown. Nice plan with 4 large rooms. Ideal for retired couple with no steps and automatic heat. S. Hargrave Realtor. EV 4-9827 anytime.

$1,000 DOWN OR LESS, EVERY offer considered—Small 4 rooms, white siding, modern home, 2 bedrooms; new oil range, heater; $7,850. 2864 Wyndeatt Avenue. EV 2-5971, 12 to 4 Sun.

COSY HOUSE FOR SALE. $25 per month. 216 Sims Ave., Victoria. Price $1,600. Terms and arrangements. Heisterman & Co., Victoria, or owner, H. Kelsall, Box 813, Calgary, Alberta.

HARRY FOSTER LTD.
Opposite "The Bay"
1733 DOUGLAS ST. EV 2-2161

DRIVE BY 585 O'CONNELL

Move in, in 1 week—brand new 2-bedroom stucco home with full basement, attached carport, Oil-O-Matic heating; kitchen on front of house. Many extras include sundeck off living room, floor-to-ceiling fireplace, etc. $3,000 down.
FULL PRICE **$10,950**

583 AGNES

Move in today! New 2-bedroom full basement home with Oil-O-Matic heating. Well built and nicely finished. We offer immediate possession. $